

ORIGINAL

Beaver Dam



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PROPERTY OWNERS ASSOCIAT

c/o Community Association Management

410 E Tabernacle, Suite B, St. George, UT 84770

(435) 674-2002 / FAX (435) 674-1676

2012 SEP 4 AM 10 06

August 28, 2012

Arizona Corporation Commission (Docket Control)
Commissioners Wing
1200 West Washington
Phoenix, AZ 85007-2996

Arizona Corporation Commission
DOCKETED

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DOCKETED BY

RE: Docket # W-03067A-12-0232 Beaver Dam Water Company Requested Water Rate Increase
ASSOCIATION MEMBER RESPONSE: Jay Hitchcox (8/20/12)

Dear Commissioners,

The contracted parties in the aforementioned case is between **Beaver Dam Water Company** and **Beaver Dam Property Owners Association**. Since **Beaver Dam Owners Association** is an Owners' Association, every one of the 189 members of the Association have an equal say, vote and share within the Association. I have received feedback from the above Member/Property Owner in the **Beaver Dam Property Owners Association** regarding the proposed Water Rate Increase. We ask that you enter this Member Response into your official record for review and consideration of the Commission.

Thank you for your time and effort in consideration of this comment.

As Directed By The Board of Directors,

Tiffany

Tiffany Olson, Community Association Manager

BEAVER DAM PROPERTY OWNERS ASSOCIATION

20 August 2012

Arizona Corporation Commission,

My Response to Beaver Dam Water Company's (BDWC) letter dated August 6, 2012 Regarding Docket # W03067A-12-0232.

First of all, I thank Bob for the explanation of their current billing procedures. My contention is simply that we will be paying a 50% or more charge each month when the meters are read if his proposal is approved as submitted. I believe a 10% increase overall is more than a sufficient profit margin for BDWC. They should be required to pay people to read the meters, do the billing, etc out of this 10% or they can leave it as is and still get a 10% profit with no additional expense to them.

We are nearly all on fixed incomes, and we get little or no increase in our monthly checks. Any increase in our water rate is going to be a personal hardship to some of us.

BDWC response that "lots of different sizes from 1750 SF to 5000 SF" has no bearing whatsoever on our indoor water usage. All outside irrigation is done using our own wells, not BDWC water.

BDWC response that "the dwellings are also of different sizes anywhere from a 40 foot travel trailer to a three bedroom three bath home totaling more than 1500 SF" is only partially true. The square footage for the stick built homes is anywhere between 1000 and 1200 SF. There are no 3 bedroom 3 bath homes in our subdivision.

Jerry DeForest is no longer the President of our Association but is still a homeowner. He does have a special interest in having the lots and infrastructure restored directly behind his house. However, I am concerned about what is best for the residents of the entire sub-division, not individual homeowners. There are currently no lots or homes in the area in question. There is also no need for fire protection in that area. If and when any of those lost lots are reclaimed, the water lines can be addressed at that time. That is definitely not an issue today.

For clarification, we need an answer to BDWC letter dated March 14, 2011 to BDPOA (Beaver Dam Property Owners Association).

Question 2. What are the ramifications, if any, to the BDPOA and/or individual lot owners that meters are installed?

BDWC Answer: "BDWC does not determine billing rates this is up to the commission. However, we believe that it may be more convenient for some to be able to turn the water off on the months that they are not occupying the property and that they would only be charged for what they used".

This answer does not address whether we will be billed a minimum charge for the months we are absent from Beaver Dam, when the water is turned off. Also, will there be a charge to turn the water off and back on to individual lots/homes? What will that charge be? Please clarify!

I suggest that BDWC complete a test by reading the meters for at least 3 or 4 months prior to the February 2013 meetings to ensure their numbers are accurate and justified. This action would greatly increase our understanding of what BDWC is really trying to do, and would give the Commission verification as to what type of increase is really deserved.

Thanking you in advance for your consideration.

Jay Hitchcox

cc: BDWC